



GRASSROOTS
REALTY GROUP

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**67305 144A Range Road
Lac La Biche, Alberta**

MLS # A2115878



\$1,625,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,505 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Gated, Heated Garage, Oversized, RV A		
Lot Size:	137.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond,		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	17-67-14-W4
Exterior:	None	Zoning:	country residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Sauna, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled on a sprawling 137-acre estate just 10 kilometers west of Lac La Biche, this magnificent bungalow offers a rare opportunity to experience the ultimate blend of luxury, nature, and tranquility. Boasting 5 bedrooms and 2.5 bathrooms, this home is a masterpiece of design and craftsmanship. As you step inside, you are greeted by an open-concept floor plan that seamlessly connects the living, dining, and kitchen areas, creating a perfect space for both intimate gatherings and grand entertaining. The heart of the home is the impressive great room, featuring beautiful woodwork, intricately etched large windows that flood the space with natural light, and a grand fireplace that adds warmth and ambiance. The spacious primary bedroom is a retreat in itself, boasting a huge walk-in closet and a large 4-piece en suite, offering a private oasis for relaxation. The lower level of the home features four additional large bedrooms, providing ample space for family and guests. The outdoor space is equally as impressive, with a covered deck that houses an amazing hot tub and a swim spa, perfect for unwinding after a long day. The deck also features in-floor heating, allowing you to enjoy the space year-round, regardless of the weather. For those who love to entertain, the property offers an indoor fireplace heated sauna, providing a luxurious retreat for relaxation and rejuvenation. Additional features of this stunning abode includes a detached heated shop with cold storage, ideal for hobbies and storage needs, as well as a continuous metal roof, a large covered front porch, and real Colorado rock exterior, adding to the property's charm and character. The exterior of the home is equally as impressive, with beautifully landscaped gardens, stamped concrete patios with embedded lights, and a built-in fire pit, perfect for outdoor entertaining. One of the most remarkable

features of this property is the million-dollar views that surround it, including a heart-shaped lake that sits just out front. Whether you enjoy hunting, fishing, or simply exploring the great outdoors, these grounds offers it all, with numerous trails throughout for you to discover. Don't miss your chance to own this extraordinary property. Schedule your private showing today and experience the beauty and luxury that this home has to offer.